

**GREENBELT COMMISSION  
MINUTES OF  
April 18, 2011**

The Greenbelt Commission of the City of Norman, Cleveland County, State of Oklahoma, met for the Regular Meeting on April 18, 2011, at 6:30 p.m. Notice and Agenda of the meeting were posted at 201 W Gray Building A, the Norman Municipal Building and at [www.normanok.gov](http://www.normanok.gov) twenty-four hours prior to the beginning of the meeting.

**ITEM NO. 1 BEING: CALL TO ORDER.**

Chairperson Lyntha Wesner called the meeting to order at 6:33 p.m.

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**ITEM NO. 2 BEING: ROLL CALL.**

MEMBERS PRESENT:	Bob Bruce
	Geoff Canty**
	Jim McCampbell
	Jack Eure*
	Jane Ingels
	Mary Peters
	Lyntha Wesner

ABSENT:	Van Cline
	Richard McKown

\*J Eure arrived at 6:35.

\*\*Geoff Canty arrived at 6:55 p.m. during Miscellaneous Discussion.

STAFF MEMBERS PRESENT:	Susan Connors, Director of Planning & Community Development
	Ken Danner, Development Manager, Public Works
	Jane Hudson, Planner II
	Jolana McCart, Admin Tech IV

GUESTS/PRESENTERS:	Sean Rieger
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**ITEM NO. 3 BEING: Approval of the Minutes from the March 21, 2011 Regular Meeting.**

**Motion** by B Bruce for approval; **Second** by J McCampbell. All approve.

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**ITEM NO. 4 BEING: Review of Greenbelt Enhancement Statement Applications:**

a. CONSENT DOCKET

i. GBC 11-15

Applicant: Campus Crest Development

Location: This property is located on the east side of 12<sup>th</sup> Avenue SE and south of Highway 9.

Request: Rezoning and revision to previously approved 27 acre Victory Park Addition Preliminary Plat PUD; now named Campus Crest Addition PUD.

Sean Rieger, attorney for the Applicant, was present to answer questions.

S Connors stated that the applicant had submitted a rezoning request to change the property from Industrial to Multi-Family, which was denied. An application was submitted about a year ago for rezoning to Multi-Family/Office, which was approved. The current application is the same except for the addition of 2 new office buildings.

The Commission had a few questions/concerns:

- S Rieger stated that an oil well located on the property is not an active well.
- J Ingels stated that the buildings were separated from the railroad tracks by a parking lot, but inquired if any landscaping was planned. S Rieger stated that the landscaping plan had not been developed, but pointed out the open spaces on the east corners of the property as shown on the Preliminary Development Map. Chair L Wesner asked if there are plans for trails along the railroad tracks. S Rieger stated the easements were not public easements but were owned by the railroad.
- B Bruce asked about access into the complex. S Connors said that the only access would be from 12<sup>th</sup> Ave SE. No other curb cuts would be allowed. 13<sup>th</sup> Street would remain open and provide access to the north section of the property. She also stated that the residential section of the complex would be gated.
- Chair Wesner asked if there would be sidewalks along 12<sup>th</sup> Ave SE; S Connors stated that there would be.

- K Danner stated that the Parks Board had recommended fees in lieu of public parkland.

**Motion** by J Ingels to accept the Consent Docket; **Second** by M Peters. All approve.

- **Greenbelt Commission comments and suggestions regarding proposed development submitted for Planning Commission and City Council consideration are as follows:**

*This item was on the consent docket and passed unanimously with no additional comments.*

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b. NON-CONSENT DOCKET

No items were submitted

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**ITEM NO. 5 BEING: Discussion of revised Greenbelt Enhancement Statement Application.**

In order for the Commission to receive the information needed to make clearer decisions, the Application form has been refined:

- Copies of the three applicable sections of the Greenbelt Ordinance will be provided for reference when filling out the application;
- The Applicant Information section has been expanded;
- Item 2 has been changed from editorial information to a defined check box format;
- Item 3 check boxes have been expanded and are more defined;
- Item 5 has been deleted;
- Item 7 (6 on the new form) has been changed to a check box format;
- Item 8 (7 on the new form) has been reworded and
- Item 9 has been deleted.

**Motion** by M Peters to accept the changes to the Norman Greenbelt Enhancement Statement as presented; **Second** by B Bruce. All approve.

The new form will be used starting next month.

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**ITEM NO. 6 BEING: Miscellaneous Discussion.**

S Connors stated that the Greenbelt Commission receives their review information from the Pre-Development applications which are due 18 days before the meeting (fourth Thursday of the month). Depending on how the days of the month fall, it is possible that this time frame will only give staff one week to prepare for the Greenbelt Commission meeting. She proposed moving the Pre-Development application deadline to the first Monday of the month. The Commission was in agreement with this schedule change, which will begin in January, 2012.

S Connors stated that the Greenbelt Master Plan would be ready to take to the committee once she has reviewed it. The next committee meeting has been scheduled for May 23<sup>rd</sup>, from 4:00 pm – 6:00 pm in the south conference room of City Complex Building A.

Chair Wesner gave an update on the River Chase property. The River Chase board has met and is interested in pursuing an agreement. Councilmember Tom Kovach has met with some of the board members and talks are continuing with Jack Tarver. Councilmember Kovach will be talking to the Mayor. It is unclear what Mr. Tarver is proposing. Chair Wesner stated that the boundaries are more complicated than first thought.

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**ITEM NO. 7 BEING: Adjournment.**

The meeting adjourned at 7:05.

Passed and approved this 16 day of May 2011.

  
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Lyntha Wesner, Chairperson